

CASE NUMBER: 15SN0607
APPLICANT: Udell Neal Brenner



**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Planning Commission (CPC)

Public Hearing Date:

AUGUST 18, 2015

CPC Time Remaining:

100 DAYS

Applicant's Agent:

UDELL NEAL BRENNER

(540-314-5666)

Applicant's Contact:

DERRICK JOHNSON

(804-541-6602)

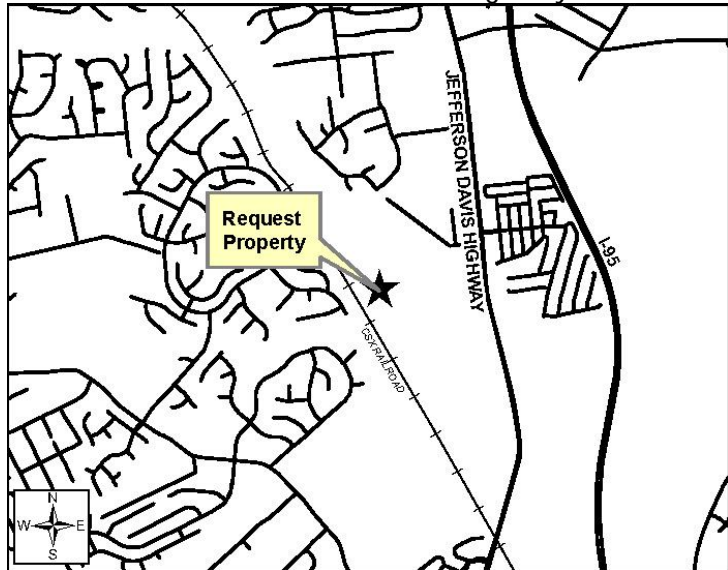
Planning Department Case Manager:

ROBERT CLAY (804-796-7122)

CHESTERFIELD COUNTY, VIRGINIA

Magisterial District: **BERMUDA**

14512 Jefferson Davis Highway



APPLICANTS' REQUEST

Rezoning from Agricultural (A) to General Industrial (I-2)

Industrial uses are planned.

Notes:

- A. The only condition that may be imposed is a buffer condition. The property owner may proffer conditions.
- B. Proffered condition is located in Attachment 1.

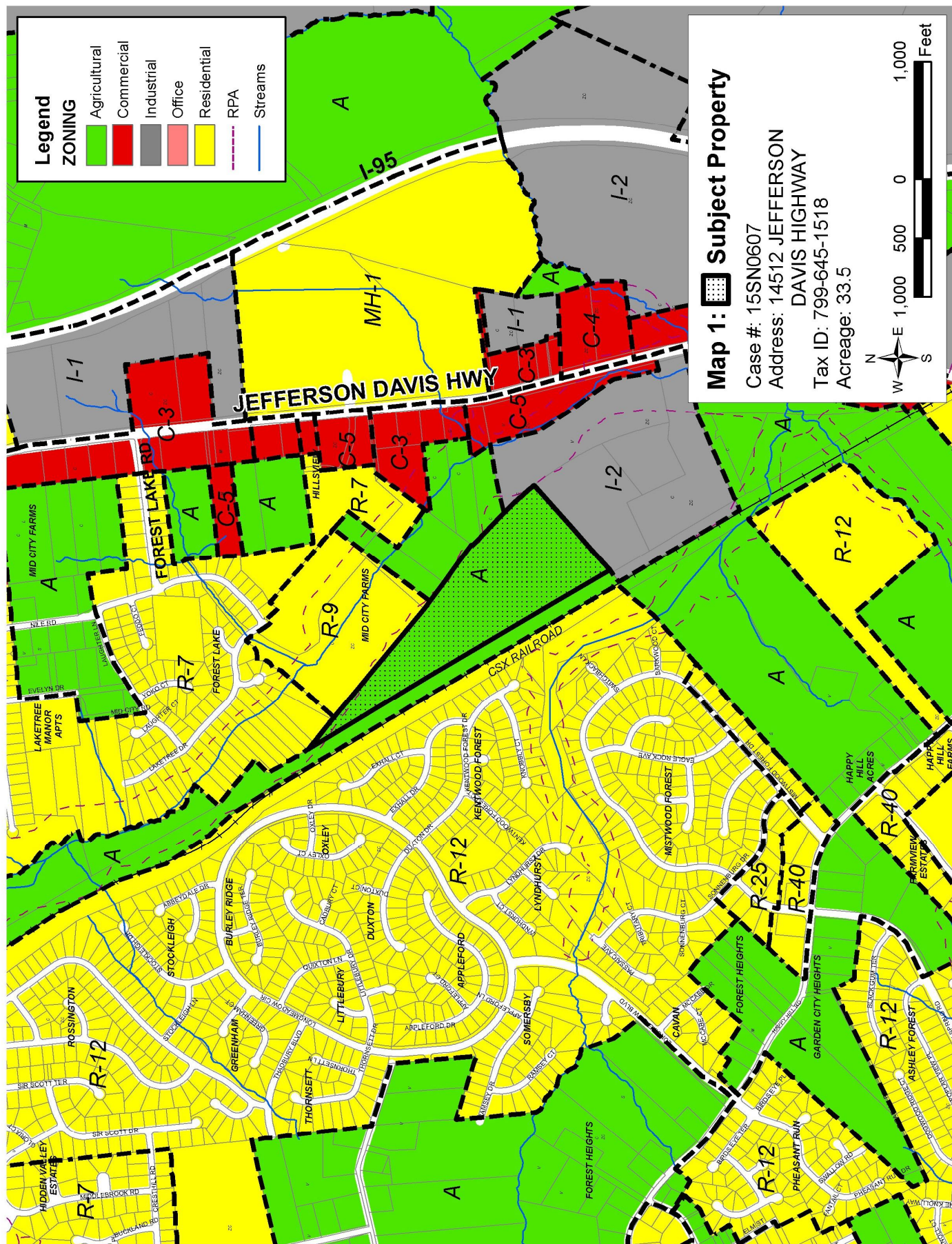
RECOMMENDATION

STAFF

RECOMMEND APPROVAL

- Complies with the Comprehensive Plan
- Compatible with existing and anticipated area development

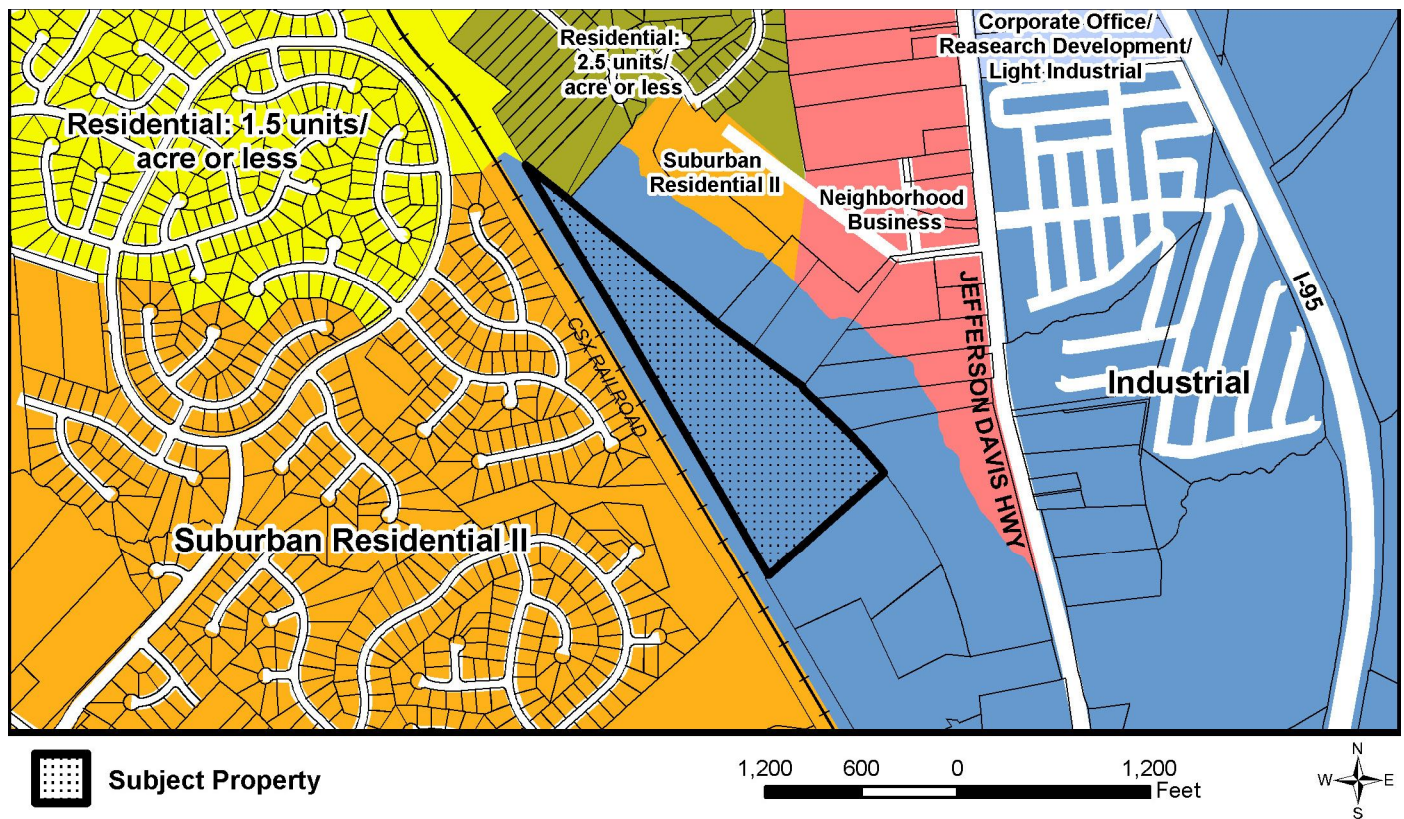
SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	-
FIRE	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-



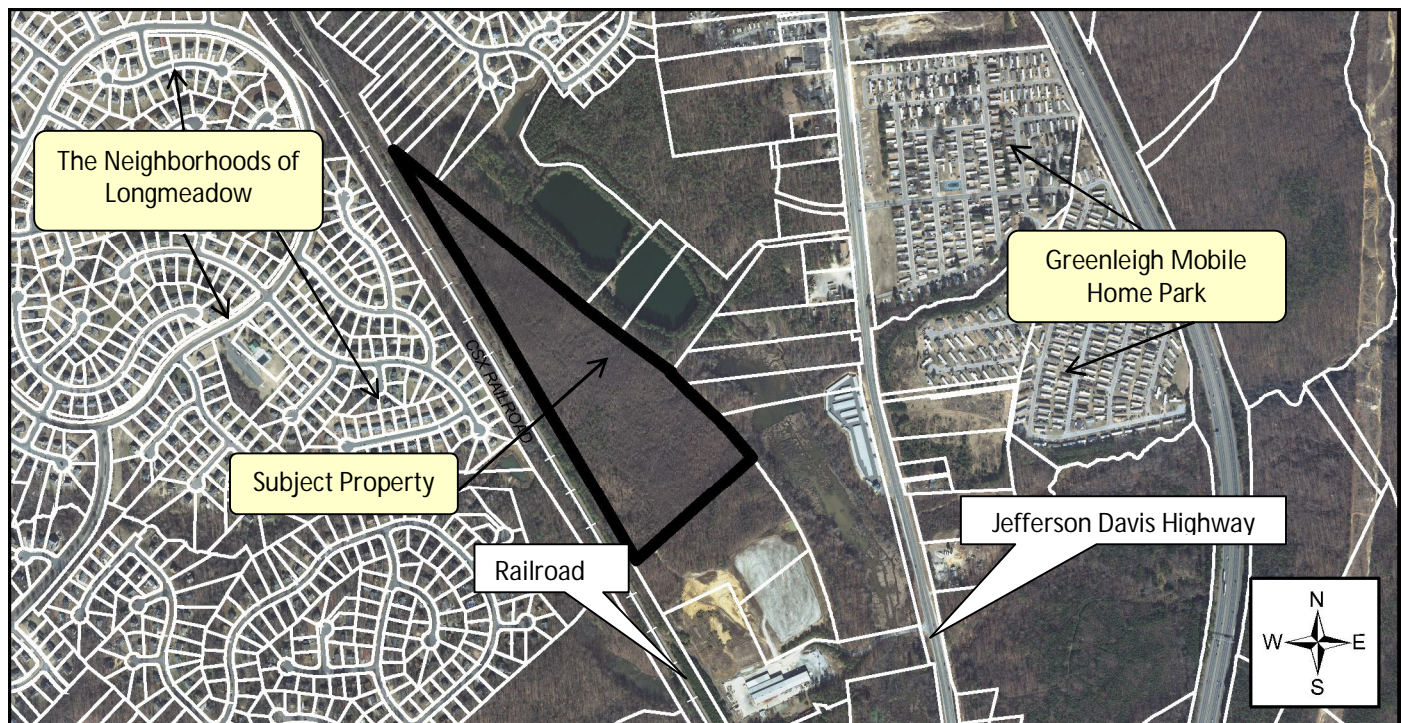
Map 2: Comprehensive Plan

Classification: **INDUSTRIAL**

The designation suggests the property is appropriate for moderate to intense manufacturing uses generally dependent upon processing of raw materials and uses normally having outside storage areas.



Map 3: Surrounding Land Uses & Development



PLANNING

Staff Contact: Robert Clay (804-768-7122) clayr@chesterfield.gov

PROPOSAL

No specific use is proposed. The applicant's proposal is intended to increase the inventory of available General Industrial (I-2) property in the area.

DEVELOPMENT STANDARDS

The request property lies within an Emerging Growth District area. Development of the site must conform to the development standards of the Zoning Ordinance which address access, parking, landscaping, pedestrian access, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and parking areas.

PUBLIC FACILITIES

FIRE SERVICE

Staff Contact: Greg Smith (804-706-2012) smithgd@chesterfield.gov

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Dutch Gap Fire Station, Company Number 14
EMS Facility	The Bensley-Bermuda Volunteer Rescue Squad

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

The Comprehensive Plan, which includes the Thoroughfare Plan, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and it is anticipated to be minimal.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

VDOT Land Use Regulations

Traffic Impact Analysis (24VAC30-155)	-
Access Management (24VAC30-73)	-
Subdivision Street Acceptance (24VAC30-91/92)	-
Land Use Permit (24VAC30-151)	-
Summary	The parcel being rezoned does not have state route frontage, nor do adjacent parcels owned by the applicant (14909 and 14504). Therefore access must be through an easement of an adjacent parcel. VDOT will evaluate the use of a shared access and any required improvements at time of site plan submittal.

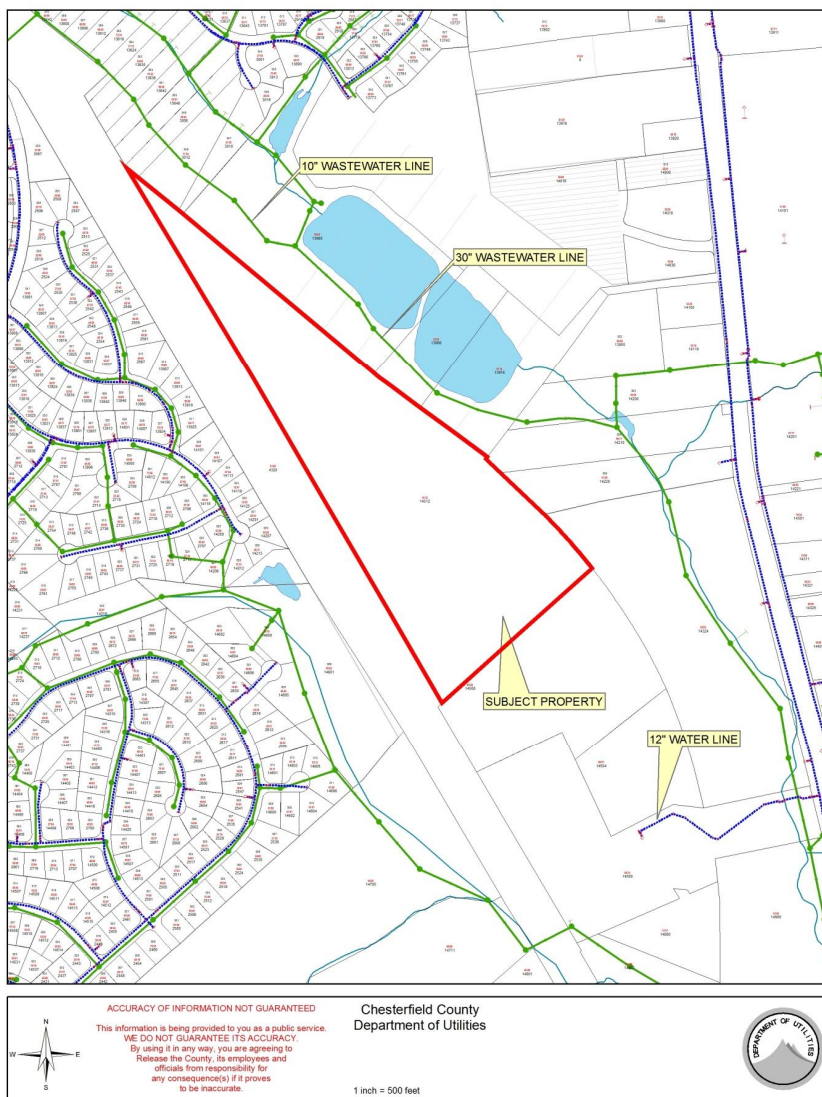
WATER AND WASTEWATER SYSTEMS

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

Water and Wastewater Systems			
	Currently Serviced?	Size of Existing Line	Connection Required by County Code?
Water	No	12"	Yes
Wastewater	No	30" & 10 "	Yes

Map 5: Existing Water & Wastewater Systems



Additional Information:

Water line is 1,250 feet to the southern side of parcel. Wastewater line is 175 feet along the eastern side of parcel.

ENVIRONMENTAL

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

Stormwater	
Issue	Discussion/Conditions
Geography	Project drains into the immediately adjacent Ashton Creek Floodplain
Stormwater Management Compliance	Compliance will be per part IIB of the Virginia Stormwater Management Regulation.
Forest Management	Erosion and Sediment Control Ordinance provides timbering restriction
Resource Protection Area Determination (RPAD)	<ul style="list-style-type: none"> • RPA along Ashton Creek encroaches into the property • Formal RPAD not yet performed, but required prior to site plan submission • RPAD could affect RPA limits portrayed on the County GIS
Floodplain Management	<ul style="list-style-type: none"> • Ashton Creek FEMA Floodplain located immediately off Jefferson Davis Highway at access driveway. • Existing concrete culvert underneath this driveway is inadequate. 150 foot segment above this culvert showing signs of deterioration due to flood waters. • Ashton Creek FEMA Floodplain is up against the south bound lane of Jefferson Davis Highway. • Driveway upgrades, engineered to meet the access driveway criteria in the Floodplain Management Ordinance, must also be engineered to provide sufficient capacity under the driveway surface so as not to alter the upstream elevations. • Preliminary engineering determined: <ul style="list-style-type: none"> ➤ Upgrade to the existing access driveway across the Ashton Creek Floodplain to a capacity compliant with the Floodplain Management Ordinance, while not increasing the flood plain elevation of Ashton Creek FEMA Floodplain on the upstream side, is likely not feasible. ➤ Applicant and the Director of Environmental Engineering and/or the Board of Zoning Appeals to work out a mutually agreeable solution which may not achieve the required standards, but is the best possible level of improvement to the driveway without detrimentally affecting the flood elevations. <p style="text-align: right;"><i>Proffered Condition</i></p>

CASE HISTORY	
Applicant Submittals	
11/3/14	Application submitted
5/11/15	Proffer submitted
Community Meeting	
6/3/15	Issues Discussed <ul style="list-style-type: none"> • Intended uses • Potential for noise and environmental pollution
Planning Commission Meeting	
5/19/15	Citizen Comments No citizens spoke to this case Commission Discussion Mr. Patton explained his intent to defer this case on his own motion to the August 18, 2015 Planning Commission public hearing to permit the applicant to meet with area property owners. Action – DEFERRED TO AUGUST 18, 2015 Motion: Patton Seconded: Wallin AYES: Gulley, Waller, Brown, Patton and Wallin

PROFFERED CONDITION

Utilization of the existing access driveway across the Ashton Creek Flood Plain by additional development facilities shall not take place unless improvements to the satisfaction of the Director of Environmental Engineering or as allowed by the Board of Zoning Appeals have been implemented. The acquisition of a supplemental access not involving the Ashton Creek Flood Plain may serve to mitigate the level of improvement to the existing driveway that would be required by the Director. (EE)